



**QUALITY
OF LIFE**
FOUNDATION

[Case Studies]



1A) Old Trafford, Manchester

- Manchester
- Mixed Tenure
- 1358 homes



Commissioned in 2008, the Old Trafford masterplan sought to address the poor physical layout and wider integration of the area, while ensuring that the existing settled community were involved in the redevelopment process and were not displaced from their homes.

Old Trafford has a population of around 13,000 residents, and cultural diversity has been a feature of the area for over a century.

The council appointed URBED to design the masterplan, with community engagement being key to the process. A series of 'Design for Change' workshops in May and June 2008 enabled local residents, businesses and community groups to contribute to the reshaping of their area, with plasticine models created to demonstrate ideas for change.

The local community were invited on a bus tour to view other development schemes and comment on their preferences and concerns. A series of sessions targeting young people were also accommodated.

The masterplan considered the future of nine tower blocks and concluded that four should be removed and five refurbished. This involved the demolition of 386 social housing units, to be replaced with a higher number of new socially rented and affordable dwellings. Overall, the plan included 1,358 new homes, meaning a net gain of 972 units, and some new market sales housing.

A new Church and Refectory have also been built, and a mixed-use development called Limelight was completed in 2017. Extensive public consultation involving over 2,000 local people, together with the formation of resident-led design teams, saw many aspects of the

Limelight project shaped by the local population. Limelight hosts a wide range of facilities including assisted living, a library, a nursery, a health centre, a hair and beauty hub, a café, fitness classes and regular community events for all ages.

The Old Trafford Resident Group also influences the neighbourhood through a range of ongoing small projects, including a biannual open garden event, regular litter picking and alley greening initiatives.



Photography: ©URBED



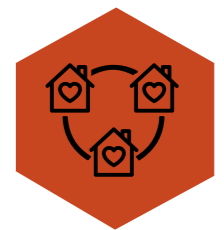
Limelight Centre Old Trafford. Image:©Limelight



INFLUENCE



PERMANENCE



NEIGHBOURLINESS



DIVERSITY



SERVICES



1B) King's Crescent Estate, London

- Hackney, London
- Mixed Tenure
- 765 homes



King's Crescent Estate was originally completed in 1971. Ground-floor garages and long shared balconies with multiple entry points made the site challenging to navigate and keep safe.

Unpopular high-rise tower blocks were demolished in the 1990s, leaving gaps and wasteland and creating a sense of disillusionment and abandonment in the estate community.

The 2017 redevelopment focused on regular community engagement, training and upskilling, with residents involved in site-wide planning of new streets and homes. Karakusevic Carson Architects led the redesign, which involved the refurbishment of 275 existing homes, the creation of 490 new homes and a new landscape and public realm. The development is divided into multiple phases over a five-year masterplan, providing 41% social rent, 10% shared ownership and 49% private sale.

A high-quality design saw existing homes upgraded with balconies and winter gardens, and residents were able to remain in their flats throughout.

Poor maintenance and a lack of ownership over large underused public realm areas and garage spaces had led to vandalism, crime and decay. The redesign saw garages converted into ground floor flats overlooking reconfigured and upgraded public spaces, with three courtyards accommodating a range of activities.

Awkward thresholds between public and private gardens were carefully resolved with low walls and planters, while inside passages had secure entry door systems installed, and long corridors subdivided to create defined areas in which neighbours can socialise. Glazed entrance lobbies in the new blocks allow views through from street to courtyard.

A key success of the project is the social stability and sustainability achieved through active and regular engagement with the local community. A Residents Group and a Neighbourhood Watch have developed, which has also led to an improved sense of community safety.

Residents have commented that they are enjoying their new balconies, winter gardens and courtyards where their children can play safely.



Photography: ©Muf Architecture/Art



Photography: ©Jim Stephenson



SAFETY



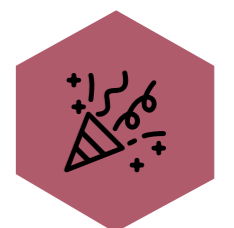
INFLUENCE



PERMANENCE



HOUSING



PLAYFULNESS



1C) LILAC (Low Impact Affordable Living Community), Leeds

- Leeds
- Mutual Home Ownership
- 20 homes



LILAC is a co-housing community of 20 households, managed through a Mutual Home Ownership Society, a financial model that ensures long-term affordability, shared ownership and control over the management of the development.

An initial shared contribution enabled the Society to take out a corporate mortgage and purchase the land to build a neighbourhood.

Residents secure an 'equity share' in the scheme by purchasing a lease from the Society with an initial deposit and monthly payments set at around 35% of household income, no matter what size the house is. Residents on higher incomes effectively subsidise rent for those on lower incomes. Residents slowly buy their home through these payments and once they have bought the property, payments reduce and the money is used for communal benefit. With housing prices continuing to rise in Leeds, this financial system is a form of shared ownership which encourages permanence, affordability and security.

In total, there are twelve flats, eight houses and a communal house, which contains shared facilities like a kitchen and dining area, laundry, multi-purpose room, guest room and workshop.

All properties have small, private outside areas, while larger gardens and play areas are communally maintained, with a 'community contribution' expectation of two hours a week per resident. There are nine 'task teams' running the site and organising social events such as biweekly shared mealtimes.

With a variety of house sizes and facilities, disabled access on all ground floor apartments and a lift in the common house, LILAC accommodates a range of residents. The building design aims to reduce carbon

emissions, with solar roofs, triple glazing and super-insulated walls constructed from natural materials (timber and straw bale). An onsite pond collects water for use within the communal gardens, which include shared allotments for food growing.

“ We've got this thing called the Lilac Equity Fund ... If one household got into difficulties, it could be used for that. They're prepared to pay 35% of their net income to give them that extra security, because it's worth more money at the end of the day, the wellbeing effects you get from that security.

- PAUL CHATTERTON, RESIDENT + FOUNDING MEMBER



Photography: ©URBED



Photography: ©White Design



PERMANENCE



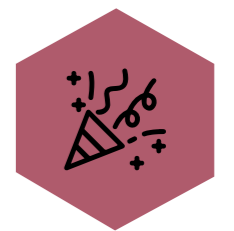
DIVERSITY



NEIGHBOURLINESS



ENVIRONMENT



PLAYFULNESS



Derwenthorpe properties are built to Lifetime Homes standards, to enable residents to remain in their home and adapt the space should they become less mobile or physically impaired.

Additionally, residents have the capacity to extend living spaces into the loft – a feature which enables the home to expand to meet the needs of a growing family or to accommodate live-work patterns.

There are over 500 homes on the 21.7 hectare site, with a mix of affordable rent and market sale properties. Derwenthorpe is a partnership scheme between the Joseph Rowntree Housing Trust and Barratt Developments.

Post-occupancy evaluation has spanned six years and revealed that the majority of residents (89%) were satisfied with their homes, with residents more likely to be 'very satisfied' than the national average. Residents repeatedly complimented the space standards of the contemporary design. The generous architectural design of homes includes higher ceilings than most new-build properties and larger windows. The additional space and light are highly regarded by residents and impacts positively on their quality of life.

The homes have proved flexible enough to meet a variety of needs, with some modifying the original purpose of the room: for example, converting an upstairs bedroom into a study. People generally like having space for all members of the family, and many like the open plan nature of the living space.

Front gardens are small and ungated, so front doors seem more approachable, and lend to a strong sense of community. In addition, the variety of social clubs, mix of people and abundance of well-designed green space, including a tranquil nature pond, has led to a thriving neighbourhood.

2A) Derwenthorpe, York

- York
- Mixed Tenure
- 500+ homes



“ *It's very nice, very nice. To the point where I can't imagine myself really living somewhere else now.* ”

- SINGLE PARENT, SHARED OWNER, PHASE 2

“ *On the whole, the house is very comfortable, and it's a pleasure being here.* ”

- COUPLE WITH A CHILD, OWNER, PHASE 3



HOUSING



GREEN SPACE



NEIGHBOURLINESS



WALKING & CYCLING



CARS



Photography: ©Tim Crocker / Architects: Studio Partington



Photography: ©Tim Crocker / Architects: Studio Partington



The Environment Audit Committee (EAC) reported that 30,000 people in the UK died prematurely from air pollution in 2008.

Like other central London boroughs, Hackney is exceeding air quality limit targets, and as a deprived area, residents suffer a greater proportion of related illness. The Hackney Air Quality Action Plan is addressing this through the following strategies:

1. Hackney Transport Strategy (2015 – 2025)

Much of the air pollution in Hackney results from road traffic. Local and wider sustainable transport initiatives aim to address this. The strategy aims to further enhance walking, cycling and public transport provision in the borough, which already includes a rail network, the London Overground and regular bus services. Parking permits are charged at different rates based on vehicle emission, and the council have installed nearly 300 electric charging points to encourage the use to electric cars.

2. New Developments

Developers must ensure that building work and new developments don't add to poor air quality in the borough and that the health of future occupiers is protected. The draft local plan states that all new developments must be car-free, with parking limited to disabled spaces or essential servicing needs.

3. Schools / Monitoring

Hackney council monitor air quality at over 50 schools and nurseries, using the data to mitigate air pollution by providing funding for green walls at schools. Streets outside schools are closed at opening and closing times to reduce air pollution and to help children walk and cycle to school – there are aims to implement 17 School Streets by 2021.

4. Planting

The borough is planting over 30,000 new trees, including 5,000 street trees, by 2022, which absorb and block harmful pollutants.

“ We’ve got more radical action planned to tackle poor air quality - including rolling out green screens to primary schools, launching a public cargo bike hire scheme, and radically expanding our tree planting programme - because we’re determined to tackle the public health crisis of our generation. ”

- CLLR JON BURKE, CABINET MEMBER FOR ENERGY, WASTE, TRANSPORT AND PUBLIC REALM



Transport Strategy. Photography: ©Hackney Council



School Streets. Photography: ©Hackney Council



AIR QUALITY



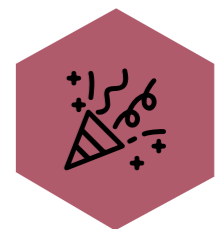
ENVIRONMENT



PUBLIC TRANSPORT



WALKING & CYCLING



PLAYFULNESS

2B) Hackney Air Quality Action Plan, London





2C) Connswater, Belfast

- Belfast
- Greenway serves 40,000 residents



Connswater is situated two miles out from Belfast city centre. The Connswater Community Greenway was built following the 2007 flood in East Belfast, combining flood alleviation measures with the provision of enhanced public open space.

The linear park is a 9km route following the course of the Connswater, Knock and Loop Rivers. This allows residents to safely and easily traverse the city via wide, paved car-free corridors.

The Greenway has dramatically improved the previously neglected physical environment around the riverbanks, provided flood protection for 1,700 homes, and accommodates a number of opportunities to promote a healthy and active lifestyle for local residents. The route can be used by both pedestrians and cyclists, contains 26 new or improved bridges and crossing points, and connects to 23 schools and colleges to encourage sustainable travel among young people.

Along the Greenway are a series of public spaces, including a new civic square, named after former East Belfast resident and author, C.S. Lewis. This large paved outdoor event space, with concrete seating, planters and bronze Narnia themed sculptures, also has a visitor centre, active travel hub and cafe.

At the northern tip of the Greenway is Victoria Park, which provides a wide range of sporting activities such as a parkrun, an athletics club, football pitches, a BMX track and bowling greens. The Greenway continue past the Glentoran Football club and playing fields, Flora Street Multi-Use Games Area (MUGA), and play area, and Dixon Playing Fields towards Greenville Park, which caters for other recreational activities such as tennis.

The Greenway also acts as a significant wildlife corridor, with enhanced semi-natural habitats, including new tree and wildflower planting, and provides opportunities for locals to get involved in gardening clubs, social clubs and community clean-ups.

“ I have four kids and a very small back garden. The open space in the parks gives them a safe place to run about ”

- LOCAL RESIDENT

“ We need open space to support mental health. This is especially important for families that have no gardens ”

- LOCAL RESIDENT



Photography: ©The Academy of Urbanism, 2017



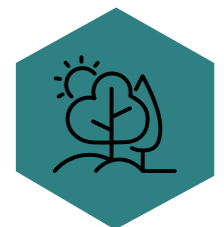
Photography: ©The Academy of Urbanism, 2017



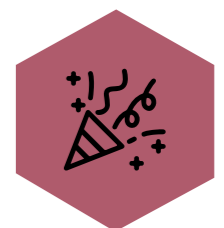
RECREATION



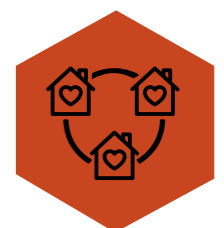
WALKING & CYCLING



INTERACTION



PLAYFULNESS



NEIGHBOURLINESS



3A) Ickniel Port Loop, Birmingham

- Birmingham
- Market Sale/ Shared Ownership
- 1150 homes



Port Loop is a 43-acre urban neighbourhood nestled in the meander of the Birmingham Canal Old Line and a few minutes walk from Edgbaston Reservoir.

The development funded 1.5km of new towpaths, connecting the neighbourhood into the city centre, which is just a fifteen-minute walk away. When fully complete, the neighbourhood will contain 1,150 homes, a community hub (Tubeworks), commercial spaces, a leisure centre, a swimming pool and new public green spaces.

The island site was once the industrial heart of the city, with some industrial heritage retained to accommodate communal facilities. The residential redevelopment features two- and three-storey townhouses and small blocks of apartments, with parking and private gardens or balcony space.

There are several house types in development at Port Loop, appealing to a mix of buyers and renters. Off-site modular townhouses developed by Urban Splash allow residents to tailor layouts specific to personal lifestyles choosing between 'loft-living' with a living room on the top floor or 'garden-dwelling' with a ground floor living room opening onto green space.

A hierarchy of open spaces caters to a range of activities across the neighbourhood. The canalside public park was completed in 2019. The high-quality landscape consists of a geometric network of concrete paths which meander through playful grass mounds, swales, planted areas and trees.

Semi-private communal gardens are accessed via a gated entrance and shared by clusters of approximately 40 households, while small terraces and balconies on each home offer some privacy. The design of the shared gardens and park encourages homeowners to host community events, create vegetable patches and come together to relax.

Community-led initiatives have already started with a 'Peddling Pantry', the 'Floating Front Room' barge café, and the creation of an 'Art House' venue hosting yoga, art class and live music.

“ One of the rules in the manifesto is ‘be green without trying,’ and that really resonates with us. The idea of a shared garden works for us too. You get all the benefits of having a garden designed by an award-winning landscape architect with none of the maintenance. ”

- KATIE AND PAUL, RESIDENTS



Photography ©Places for People



Image: IPL Waterside - Artist's View - ©Urban Splash, 2020



GREEN SPACE



CULTURE



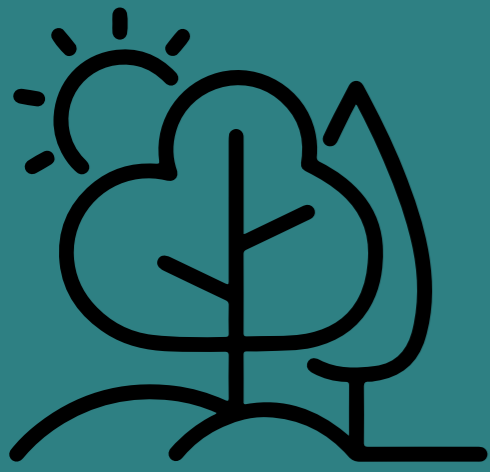
NEIGHBOURLINESS



HOUSING



WALKING & CYCLING



3B) Barton Park, Oxford

- Oxford
- Mixed Tenure
- 885 homes



A large suburban neighbourhood is being built to the north-east of Oxford. The 36-hectare site will accommodate 885 new homes, of which 354 will be socially rented. The development will include facilities to serve the new and existing communities, such as a primary school, community facilities and a food store.

Barton Park is conceived as a garden suburb – a community set within parkland, to form a distinctive urban edge to Oxford. A semi-natural landscaping strategy comprises allotments, sustainable travel greenways, retention and expansion of existing hedgerows and trees, linear parks, a scattering of small neighbourhood pocket parks and a communal nature garden. The development opens up routes into the surrounding countryside and strengthens pedestrian, public transport and cycle routes into Oxford, crossing the A40 bypass.

A healthy lifestyle is facilitated through the creation of improved sports facilities, including football pitches, an all-weather pitch and a pavilion, plus opportunity to enjoy walking, cycling and wildlife watching.

A planting strategy of native species will benefit local birds, insects and mammals. Linear parks cut easy cycle and walking routes through the site, accommodating native, naturalistic planting such as grassland and meadow flowers. The public realm is inspired by the local landscape and includes the use of edible fruits and herbs.

Ponds and swales line the boundary of the site, accommodating wildlife and storing rainwater to tackle flooding. Timber bridges, boardwalks, seating and play facilities are dotted along the length of the water feature and throughout the site.

The high-quality natural play equipment, grassed mounds and range of environments create stimulating and safe places for children to explore and enjoy.



Photography: ©Grosvenor



Photography: ©The Environment Partnership



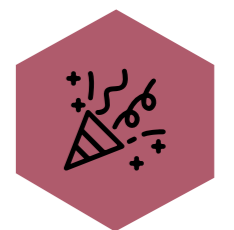
INTERACTION



GREEN SPACE



WALKING & CYCLING



PLAYFULNESS



RECREATION



3C) Lamma Eco- Village, Swansea

- Swansea
- Social Housing
- 30 homes



The Lamma Ecovillage is a collective of smallholdings and dwellings in North Pembrokeshire. Plots contain a house, greenhouses and farmland, and barns or workshops.

The village was developed in line with the Welsh Government's innovative 'One Planet Development' (OPD) policy and was part-funded by the Department of Energy and Climate Change (DECC), which paid for a Community Hub and learning centre.

The OPD policy makes it possible to build new homes in the open countryside in Wales so long as there is a demonstrable, measurable commitment to sustainable living. Residents must maintain a low carbon footprint and buildings should be carbon neutral in construction and use. The Lamma village accommodates an affordable and sustainable lifestyle, with residents growing food and generating energy onsite. Buildings are constructed of natural materials, and energy is obtained from renewable sources. Residents use hydropower, solar power and wind turbines. Heating is supplied by converting the spare electricity generated onsite into heat, or by burning timber, including waste timber, from woodland management projects. Water comes from a private spring and rainwater harvesting.

The site was carefully selected, with nearby woodland providing foraging opportunities, and creating natural shelter from the wind without overshadowing crop-fields. Biodiversity has been increased on the land with over 10,000 trees, shrubs and plants planted and the creation of 6 ponds. Land-based enterprises include fruit and vegetable production, livestock and bees, woodland crafts, and seed production.

The project was the first ecovillage in the UK to attain planning permission in 2009, with initial proposals for nine smallholdings. Under the conditions of 'One Planet Development', residents submit annual progress reports to the Council, monitoring traffic generation, land-based productivity and ecological footprint.

While the policy has come under certain local scrutiny, and some OPD schemes have been unsuccessful, the principle of encouraging continual site performance monitoring through post-occupancy evaluation enables continual learning, and Lamma is a successful example of this.



Photography: ©Grand Designs



Photography: ©Lamma



ENVIRONMENT



INTERACTION



NEIGHBOURLINESS



AIR QUALITY



DISTINCTIVENESS



4A) West End, Glasgow

- Glasgow
- 24,500 population



Glasgow West End is a series of connected neighbourhoods with a strong cultural and artistic identity and a wealth of activity and bustle.

A large, mixed community of students, young professionals and families populate the lively and quirky area, within which there are a number of smaller neighbourhoods such as Kelvinbridge, Kelvinhaugh, Hillhead, Finnieston and Partick.

This area is a great place to live and visit for artists and art lovers, featuring a number of popular art galleries, including the Kelvingrove and Hunterian Gallery and small independent galleries. The Finnieston neighbourhood boasts 'The Hidden Lane': a collection of 100 artist and musician studios, a gallery and a tearoom.

The area is also a source of architectural wonder, with beautiful 19th-century sandstone buildings. Communal gardens, tree-lined avenues and cast-iron railings add further distinctive character to the area. There are many residential property types in the West End – traditional tenement flats, mews cottages, townhouses, modern riverside apartments, terraces and large detached properties.

The West End is a hive of activity, with a great food and drink offer and range of independent shops, particularly along Byres Road High Street and the Lanes – a series of back alleys brought to life with an eclectic mix of bars, restaurants, antique yards, boutique shops and record and comic book stores.

The local parks provide year-round entertainments hosting craft markets, farmers' markets, exhibitions and annual festivals, while other local venues host regular live music, shows and events. During Summer, the Botanical Gardens are home to "Bard in the Botanics", a festival of Shakespeare's greatest works. The annual West End Festival brings

vibrant events including Open Air Ceilidh. The multicultural Glasgow Mela Festival of music and dance also takes place during summer in Kelvingrove Park.

“ *It has often been said that the West End brings that 'village' vibe to the country's biggest city. It's an awfully big village granted... While the city centre is a burgeoning commercial giant, the focus out west is more on small business, big characters and a bohemian and nonchalant nature* ”

– NEIL ROBERTSON, LOCAL RESIDENT



Photography: ©Academy of Urbanism, 2013



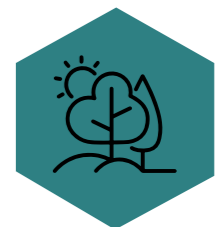
Photography: ©Yottanesia - Glasgow's West End Festival



CULTURE



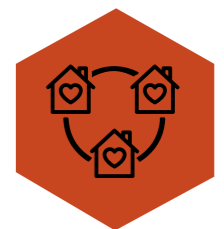
DISTINCTIVENESS



GREEN SPACE



SERVICES



NEIGHBOURLINESS



4B) Kelham Island, Sheffield

- Sheffield
- Market Sale
- 5000+ population



Kelham Island, a manmade landmass in the River Don, is one of Sheffield's oldest manufacturing sites. Following industrial decline in the latter half of the 20th-century, the area became neglected, before its recent revival as a vibrant cultural hub and popular new urban neighbourhood.

The historic remains of numerous red brick cutlery and steelworks give the area a distinct character, enhanced by a number of old and new murals and graffiti art.

Regeneration and evolution have occurred at a natural, steady pace on the island, with careful retention of heritage and a gradual reputational rise. Importantly, Sheffield Council has zoned a significant area for industrial and craft uses, retaining long-standing businesses and ensuring the historic manufacturing community of Kelham Island is not uprooted.

In 1982 the council opened Kelham Island Industrial Museum in a former power station. The museum was a catalyst for change in the area, and shortly afterwards Kelham was declared an industrial conservation area.

Kelham Island has long been at the forefront of Sheffield's brewing industry, with multiple micro-breweries and real ale pubs beginning to draw a wider market, and becoming a destination for 'The Sheffield Ale Trail'. The area now entices much of Sheffield's night-time economy, with a host of food and drink outlets, and music and events venues such as Yellow Arch Studios. Peddler's monthly street food night market attracts a large crowd, while The Cutlery Works food hall houses a more permanent choice of refreshments in a unique post-industrial setting.

A range of art galleries and creative studios, shops, cafes and an indoor skate park also draw daytime visitors, and the area is fast becoming a popular tourist attraction, as well as a dynamic place to live.

There are now nearly 5,000 people living in residential pockets throughout the neighbourhood, bringing old mill buildings back to life and redevelopment wastelands. New buildings respect the industrial street pattern and building scale. The largest new development is Little Kelham, which provides a range of contemporary energy, efficient housing, and offers a range of private and shared garden spaces.



Photography: ©URBED



Photography: ©Academy of Urbanism, 2019



DISTINCTIVENESS



CULTURE



DIVERSITY



HOUSING



WALKING & CYCLING



Mayfield is a 24-acre brownfield site in Manchester, next to Piccadilly Train Station, that's packed with heritage plus the River Medlock flowing through its heart.

The site has an industrial history of innovation spanning back to the 1700s with previous use as a parcel depot, relief railway station and textile mill. The site was left derelict for over 30 years before U+I Plc purchased the site to kickstart the next phase of its revival.

The site is an important asset for the city, and the plans for its revival aspire to create a place of fun, playfulness, wonder and enjoyment for residents, new and existing, and for visitors. Overall, the brownfield site will provide over 2.3m sq ft GIA office space facilitating 13,000 new jobs, 1,500 homes, 56,000 sq ft of retail and leisure, a new 300-bed hotel and 13-acres of public realm area, including Mayfield Park – the city's first new park in over 100 years.

U+I wish for Mayfield to be a catalyst for cultural change in the area and established the Mayfield Partnership at the inception of the project.

The Partnership comprises U+I, Manchester City Council, Transport for Greater Manchester and LCR and was formed in 2016 with a shared vision to deliver a modern neighbourhood at the heart of Manchester.

In order to do this, the first phase of delivery will include Mayfield Park, significant public realm development as well as initial offices and a car park.

Since day one of the Mayfield Partnership, the site's heritage assets have been opened up to the city through a curated programme of placemaking-led events and projects.

The first major live music events began with an ambitious programme involving The Warehouse Project and some of the biggest names in electronic dance music, all taking centre stage in the historic Depot.

The remaining phases of Mayfield will be developed over the next decade and are expected to generate in the region of £7bn of socio-economic gain – creating a thriving and exciting neighbourhood for all Mancunians to enjoy.



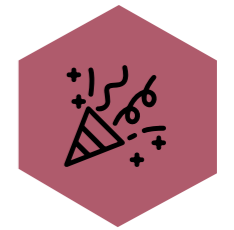
Image: ©U+I



Image: ©U+I

4C) Mayfield Depot, Manchester

- Manchester
- Market Sale
- 1500 Homes



PLAYFULNESS



CULTURE



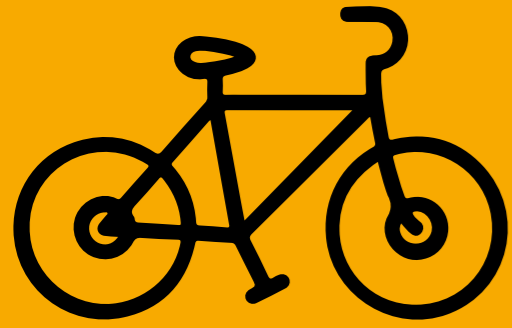
DISTICTIVENESS



PUBLIC TRANSPORT



GREEN SPACE



5A) Staiths, South Bank, Gateshead

- Gateshead
- Market Sale
- 760 Homes



Built in the early 2000s, Staiths is a 760-home development on the south banks of the River Tyne in Gateshead.

A mix of two- and three-storey houses centre around shared landscaped courtyards, while apartment blocks line the river.

The scheme aims to provide good design at affordable prices and to support a positive impact on the wider area, including local neighbourhoods within the Housing Market Renewal area.

Hemingway Design, along with Wimpey City developers, aimed to create a development that offers choice, with a wide mix of one, two, three, and four-bed accommodation, large variations in housing elevations and materials, and choice in the way that people live their lives.

The principal aim of the project was to prioritise people over the car, with the implementation of the 'Home Zone' concept. Car ownership is restricted to one car parking space per household, with 25% visitor parking. Reduced car ownership and careful design encourage low travel speeds, which enhances pedestrian safety.

The site is easily navigable by bike or foot, with landscaped communal courtyards. Shared streets are intended for a range of activities: integrating play areas, table tennis, parking, planting, communal barbecues and indirect traffic routes. The overall concept encourages "friendly neighbourhoods" and enables children to "adventure in safety". Incidental neighbourly contact is enhanced by the provision of a variety of informal seating areas within the public realm.

Pedestrian and cycle routes are also provided from the riverside walkway, connecting with Gateshead centre and Baltic Square via the riverside sculpture park, which forms part of the National Cycle Network (NCN) Route 14. Communal bicycle storage for the apartments, and a well-considered on-site cycle network, encourage

“ *It's such a unique area. The estate has a wonderful village-like quality to the community which is rarely found.* ”

- STAITHS RESIDENT

“ *Minutes from the city (or a half-an-hour walk by the side of the gorgeous Tyne) but the feeling of living in a green oasis when enjoying being home.* ”

- EMMA FOXALL



Photography: ©URBED

THE BIG IDEAS



Photography: ©URBED



WALKING & CYCLING



GREEN SPACE



PLAYFULNESS



NEIGHBOURLINESS



PERMANENCE



5B) Nottingham, (The Meadows)

- Nottingham



Photography: Ed Webster, CC image from Flickr

Nottingham is becoming known as a city with sustainability at its heart, and a key component of this is the council's commitment to developing and delivering excellent public transport connections.

The extensions of the tram lines and the strengthening of the bus network support this.

Nottingham has set very stringent carbon reduction emissions targets and sees transport as a key aspect of this. Supporting and strengthening public transport to be a viable and attractive option for its residents continues to be a key driver in their sustainability and carbon reduction commitments.

A neighbourhood where this can be observed is The Meadows. Located about 2 miles south of the city and near the River Trent, it benefitted from a tram extension and may also look to benefit from more recent plans that would see a whole new route for the network that could eventually reach Gedling Borough.

The Meadows neighbourhood is also home to a new development by Blueprint (igloo), which has been guided by the best practice design principles laid out within @Footprint, a leading sustainability policy developed by Igloo Regeneration Fund and URBED. Blueprint imposed stricter building standards on themselves early on in the process across a number of infill sites. Blueprint's ambitious vision for the sustainable regeneration of the Meadows has been a huge success. A number of post-occupancy surveys across their schemes show a very promising split between transport modes and confirmed that the extended tram line was attractive to buyers.

In a recent interview (March 2020) to the Nottingham Post, Councillor Adele Williams - portfolio holder for local transport at the city council and representing the Sherwood ward for Labour - said: "Our established tram network is something that the city can be very proud of, and it's no surprise that other neighbouring areas are keen to see it extended, so more people can see the benefit and increase their transport options. Currently, close to 19 million journeys are taken each year, and this figure continues to grow, with 30% of tram trips formerly taken by car or park-and-ride."



Photography: @PL Chadwick (Geograph)



Photography: ©Grosvenor



PUBLIC TRANSPORT



WALKING & CYCLING



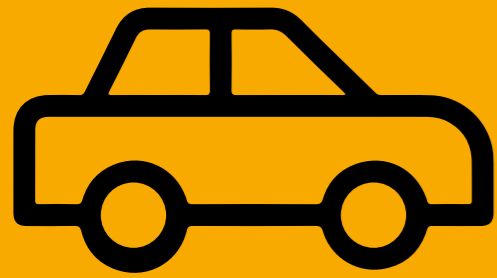
ENVIRONMENT



AIR QUALITY



PERMANENCE



5C) Icon + Houndwood Street, Somerset

- Somerset
- Mixed Tenure
- 400 Homes



The Icon neighbourhood is built on the original Clarks shoe factory site in Street, a Victorian industrial market town of 11,100 residents. The scheme accepts that many people need to use cars – particularly in a semi-rural location – but aims to integrate car parking in a more sensitive manner, creating a ‘shared space’ environment that provides equal rights for cars, pedestrians and cyclists.

The site comprises a mix of 400 apartments, mews houses and terraced houses near the town centre.

Public squares, housing squares, boulevards, streets, mews and ‘garden streets’ are laid out in a hierarchy to manage traffic speed. Boulevards traverse the scheme from north to south, with perpendicular residential terraces creating a permeable grid structure. Footpaths and cycleways weave a separate route through the neighbourhood and link the site to existing local facilities and public transport nodes.

Parking is accommodated in a variety of formats. All houses feature a garage space, well concealed by timber doors, which reflect the timber cladding of the rest of the house.

Timber decks sit above the garage, which – in addition to small back gardens – provides outdoor space on both the front and rear of the properties.

In addition, the scheme provides remote parking courts along boundaries and to the rear of some properties. On-street parking is provided on some roads, but street trees and planters help to lessen the presence of cars. Inevitably there are areas where the parking strategy has been more successfully implemented

than others, and some residents choose to park in undesignated areas; however, overall, the balance between cars and pedestrians is well balanced.

The high-density design enables 40% of the site to remain as ‘public space’, the result of a thorough public consultation exercise to ensure the existing community would also benefit from the new development. This includes a central 600m sustainable reed bed drainage system, a village green, pocket parks, productive orchards and herb gardens, street planters and benches, and sculptures such as an iconic topiary giraffe.



CARS



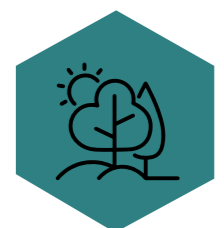
WALKING & CYCLING



GREEN SPACE



AIR QUALITY



INTERACTION

Photography: ©Tim Crocker / Landscape: Grant Associates, Architecture: FCB



Voted the best neighbourhood in the UK and Ireland at the 2020 Urbanism Awards, the seaside suburb of Portobello is home to a very socially diverse population.

Constructed predominantly in the 19th century, the range of housing, from worker cottages and tenements to large detached villas caters for a mix of incomes, ages and backgrounds.

Despite its status as a highly desirable suburb of Edinburgh with good facilities and access into Edinburgh, the neighbourhood has avoided the levels of gentrification that many similar areas have faced elsewhere, and Portobello continues to support a range of local shops and facilities that appeal to a cross-section of society.

A strong sense of community and pride is also evident within the neighbourhood, which has resulted in a number of significant community-led projects being brought forward. Most notably the community purchase of Portobello Old Parish Church, the first community buy-out of its kind, is now home to a thriving venue for arts events.

The Wash House community centre provides a free youth club service and hosts a range of other regular activities which encourage health, wellbeing and education for the local community. Meanwhile, Tribe Party is a community coworking and creative events space, which accommodates a collection of social entrepreneurs, freelancers, charities and SMEs.

The Portobello beach is a hub of activity, with swimmers, local rowing and sailing clubs and Scottish Beach Volleyball competitions. The Promenade boasts several local cafes and is the setting for Edinburgh's annual Big Beach Busk and other art and cultural events throughout the year. Community beach cleans help to maintain this much-loved local facility.

6A) Portobello, Edinburgh

- Edinburgh
- Mixed Tenure
- Population: 32,000



“ Sand, sea and a strong wave of community spirit make Portobello a truly special neighbourhood. ”

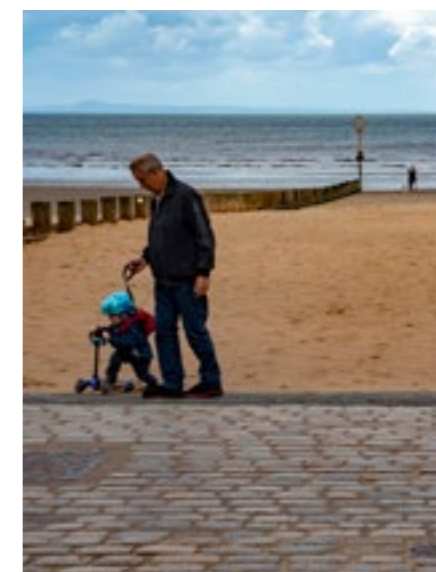
- COUNCILLOR MAUREEN CHILD, RESIDENT.

“ It's a really unique place, and we say all the time how happy we are to be based here with its mix of old and new. ”

- JACK CLARK, BUSINESS OWNER AND RESIDENT.



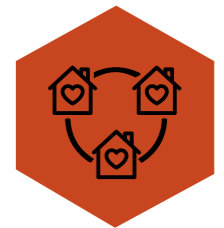
Photography: ©Academy of Urbanism, 2019



Photography: ©Academy of Urbanism, 2019



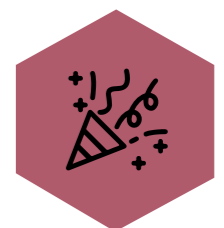
DIVERSITY



NEIGHBOURLINESS



SERVICES



PLAYFULNESS



CULTURE



The Malings is a neighbourhood of seventy-six homes located in the Ouseburn Valley in Newcastle.

Drawing inspiration from the local Tyneside Flat, in the form of stacked duplexes, the development is an exemplar in creating a sociable urban neighbourhood. The scheme's design - a series of splayed blocks, like an outstretched hand provides glimpsed views of the River Ouse from all the apartments. No two homes are identical, and every home has its own brightly coloured front door onto the street, helping to animate the streets and increase the chances for informal encounters with neighbours every time you enter or leave your home.

Communal cycle stores and recycling areas become opportunities for further informal encounters between people and promote a culture of sharing that can perhaps best be seen within the communal micro-allotments that sit between the housing blocks. Another successful addition to the scheme is a large feasting table where residents host events and parties.

Low walls and planters encourage conversations between neighbours, fostering a sense of community and helping to develop a pleasant neighbourhood. There are times when you want your own space as well, so each home also has its own private open space either in the form of a rear garden or a roof terrace.

The Malings has attracted a vibrant, diverse community of creative residents who readily engage in the residents' association. The development has also kickstarted the regeneration of the Ouseburn Valley; since its completion, a popular pottery/café and a microbrewery/beer garden have opened nearby.

6B) The Malings, Newcastle

- Newcastle
- Market sale
- 76 homes



“ *If somebody needs to borrow something, a quick post on the Facebook group and someone will usually come up trumps... Some have even been known to loan their house to a neighbour for a weekend when relatives come to stay.* ”

- STUART WANNOP, RESIDENT

“ *I love the mix of people – young and old – and the atmosphere is really inclusive* ”

- JACKIE CHRISTER, RELATIVE OF RESIDENT



NEIGHBOURLINESS



SAFETY



GREEN SPACE



DISTINCTIVENESS



HOUSING



Photography: ©URBED, 2016



Photography: ©URBED, 2016





6C) Eddington, Cambridge

- Cambridge
- 50% Market sale/
50% affordable
- 3000 homes



In response to the extreme effects of growth in the city, the University of Cambridge are in the process of transforming 150 hectares of what was flat, inaccessible and somewhat featureless farmland into a new urban district in the north-west of the city.

Only slightly smaller than the historic centre of Cambridge, once completed the new district will include 3,000 homes (of which 50% will be affordable), 100,000sqm of research facilities, 2,000 postgraduate student beds and local facilities such as schools, shops and surgeries needed to create a healthy and vibrant community.

Eddington, the first phase of the development, has prioritised housing to meet the housing supply shortage within the development with half of the 14,000 new homes being built for qualifying University and college staff.

What sets Eddington apart from many other commercially-led developments is Cambridge City Council's insistence that the local centre is to be delivered first.

The University has subsequently followed through on this commitment and is in the process of delivering a significant proportion of the affordable and social infrastructure within the initial phases. This includes a new primary school that has been designed to be expanded as the local population grows, a nursery, a health centre, a hotel, retail units including a supermarket and an energy centre and district heating network.

In addition to this, around one-third of the overall site is to be used as public open space for sports, informal recreation and ecological use.

At the Storey's Field community centre and performance Arts Space, the community can take part in a range of communal activities including ballet, sewing clubs and woodwork.



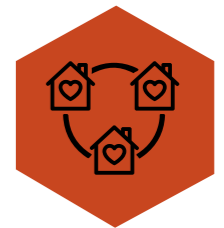
Photography: ©John Sutton



Photography: ©John Sutton



SERVICES



NEIGHBOURLINESS



RECREATION



GREEN SPACE



INFLUENCE



**QUALITY
OF LIFE**
FOUNDATION